PT OF LOT 22
IN OR 1506/1540
CORNWALL SURVEY

ADAMS MARTY & ELBERTA A K/
554339 US 1
HILLIARD, FL 32046

2023

17-3N-24-2020-0022-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

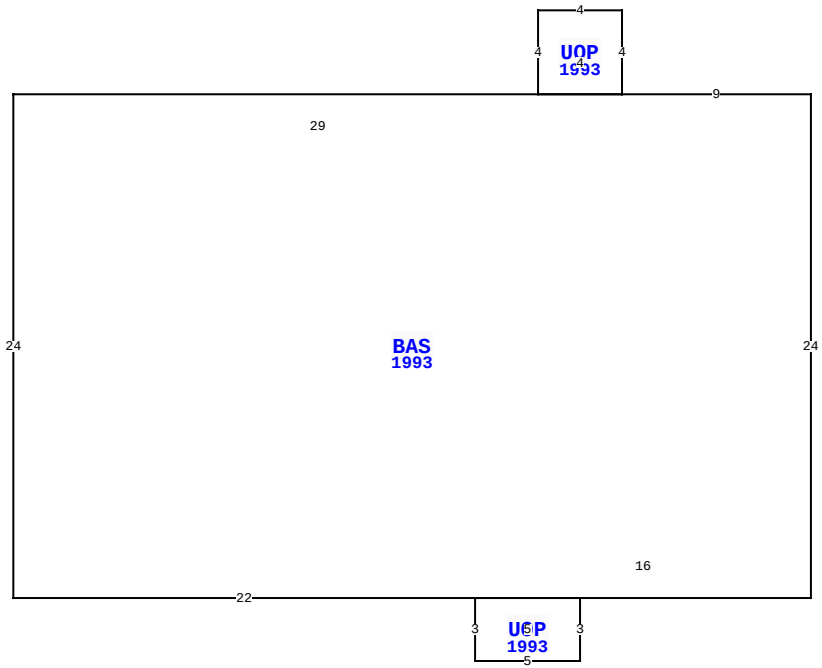
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	81,559
UOP	15	20	3	268
UOP	16	20	3	268
TOTALS	943		918	82,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	918	115.5600	104.29	95,738	1993	1993	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 912 HX Base Yr



2749 GARTH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,095
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,350
TOTAL MARKET VALUE	110,445
SOH/AGL Deduction	12,812
ASSESSED VALUE	97,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,633
TOTAL JUST VALUE	110,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9305084	NEW CONSTR	32,845	05/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1540	6/20/2007	WD	U	I	05	58,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: ADAMS MARTY & ELBER						
1491/1206	4/10/2007	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N4 W4 S4 E4 $ W29 S24 E22
UOP=[YR=1993] S3 E5 N3 W5$ E16 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0007		0.00	0.00	1.05	AC		1.00	1.00	1.00	27,000.00	27,000.00	28,350							

REVIEW DATE 03/13/2018 BY TWX Total Acres: 1.05 Total Land Value: 28,350 Market: 0 Agricultural: 0 Common: 28,350 PRINTED 08/02/2023 BY SYS